001.0	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,072,100	/	1,072,100
USE VALUE:	1,072,100	/	1,072,100
ASSESSED:	1,072,100	/	1,072,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/ TRUSTEE
Owner 2:	389 MASS AVE REALTY TRUST
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	GOODE MICHAEL W & COLLEEN M -
Owner 2:	-
Street 1:	47 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 4867 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4000.000	640,100		432,000	1,072,100
Total Card	0.092	640,100		432,000	1,072,100
Total Parcel	0.092	640,100		432,000	1,072,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 220.30 | /Parcel: 220.30

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	929
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!90!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	640,100	0	4,000.	432,000	1,072,100		Year end	12/23/2021
2021	105	FV	611,600	0	4,000.	432,000	1,043,600		Year End Roll	12/10/2020
2020	105	FV	721,800	0	4,000.	432,000	1,153,800	1,153,800	Year End Roll	12/18/2019
2019	105	FV	532,400	0	4,000.	459,000	991,400	991,400	Year End Roll	1/3/2019
2018	105	FV	532,400	0	4,000.	334,800	867,200	867,200	Year End Roll	12/20/2017
2017	105	FV	500,000	0	4,000.	291,600	791,600	791,600	Year End Roll	1/3/2017
2016	105	FV	500,000	0	4,000.	248,400	748,400	748,400	Year End	1/4/2016
2015	105	FV	446,900	0	4,000.	243,000	689,900	689,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:59:56

LAST REV

Date	Time
10/04/21	10:25:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 90

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODE MICHAEL W	73637-477	1	11/13/2019	Private	1,050,000	No	No		
BATMASIAN JAMES	28146-249		2/4/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
11/5/1999	Inspected	243	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	243	PATRIOT
11/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 432,000	Spl Credit	Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.90017867
Const Adj.:	0.97010303
Adj $ / SQ:	157.188
Other Features:	174853
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	927730
Depreciation:	287596
Depreciated Total:	640133

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
2	5	2	
Totals			
3	16	6	

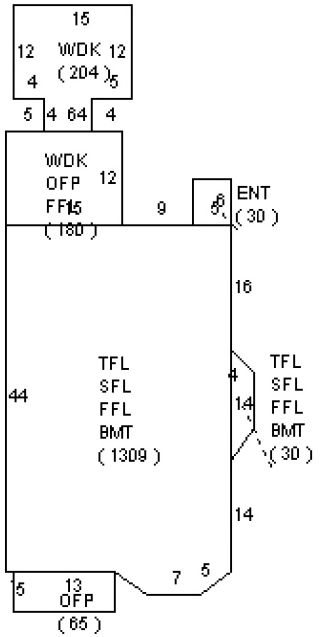
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.19
Special Features:	0	Val/Su Net:	103.33
Final Total:	640100	Val/Su SzAd	152.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,519	157.190	238,768
BMT	Basement	1,339	62.480	83,664
SFL	Second Floor	1,339	157.190	210,475
TFL	Third Floor	1,339	157.190	210,475
WDK	Deck	384	8.350	3,205
OFP	Open Porch	245	22.540	5,522
ENT	ENTRY	30	25.610	768
	Net Sketched Area:	6,195	Total:	752,877
Size Ad	4197	Gross Area	6195	FinArea 4867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	